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# HERITAGE IMPACT STATEMENT



**PROJECT:** Capel Y Glyn, Glynneath

**DESCRIPTION:** Conversion of former chapel into four-bedroom dwelling with self-contained one bedroom annex and off road parking for a total of three cars.

**ISSUE:** May 2023

# Heritage Impact Statement

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**Client Contact:**

Arran Booth

**Date:**

May 2023

**Development Location:**

Capel Y Glyn, Independent Chapel, Heol Y Glyn, Glynneath, SA11 5BB

**Development Description:**

Conversion of former chapel into four-bedroom dwelling with self-contained one bedroom annex and off road parking for a total of three cars.

**Pre-application Planning Number:**

Q2022/0162

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## **1. Introduction & Summary of Proposals**

The site is currently occupied by an existing vacant independent chapel. It comprises a two-storey main building (gallery seating to second floor) with a single-story annex building to the rear. It is situated between existing residential estate and the local rugby football club.

The original construction of the building was in circa 1892 and is of simple round headed style with gable entry to the Southeast elevation. At some point prior to the 1930's there was a rear single storey annex extension added. The construction of which appears to be similar in style to the main building.

There is an existing cemetery predominantly to the Northwest, however this does continue to surround the building in some small part to the northeast and southeast elevations.

The building is considered to be of local importance but is not listed or located within a conservation area.

The following report outlines the proposal to provide a change of use to an existing building located in the Glynneath area. The last known use was a place of worship, and the proposal is for a change of use into a four-bedroom residential dwelling, with self-contained one bedroom annex and off-road parking for a total of three cars.

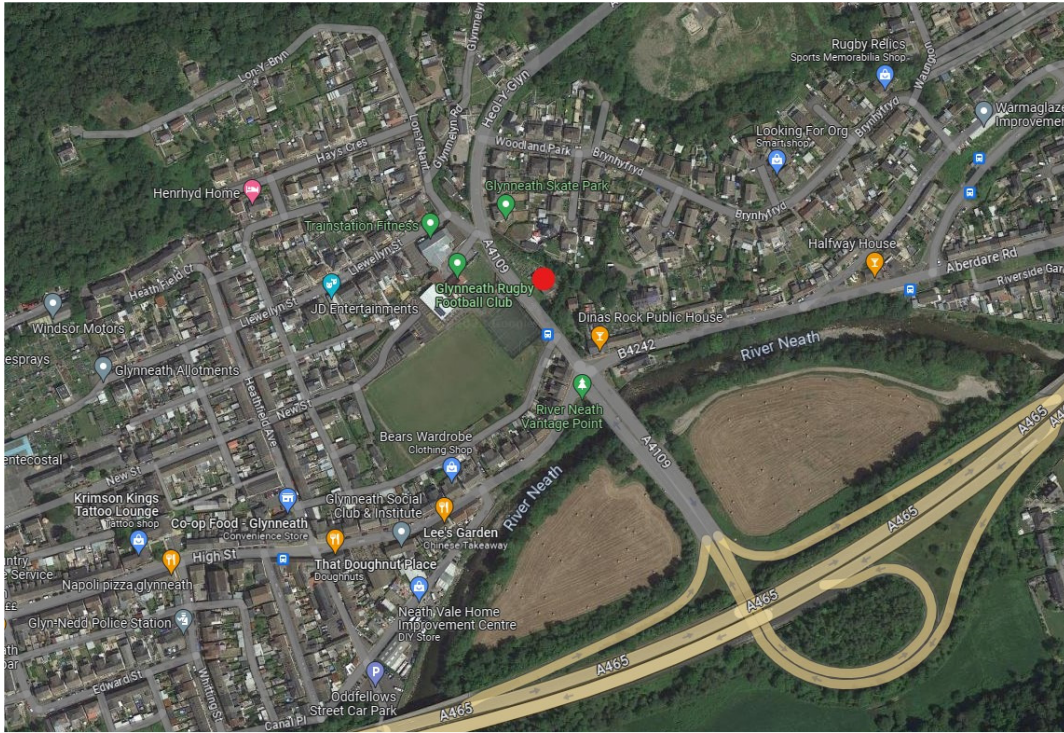
The proposal is to maintain the characteristic of the existing building as much as possible, whilst carrying out repairs and enhancing the existing features so as not to detriment the current aesthetics of the building. It is also proposed to segregate the existing building from the cemetery to put in place a suitable management plan allowing public access to the cemetery whilst providing some degree of private space for the new dwelling.

There are also proposals to relocate the public cemetery access and provide a new larger private access with off-road parking and private garden area.

The report will also outline that the location and context of where the building sits is within a mixed-use area of which is predominantly residential, and the proposal will not be out of character in this surrounding.

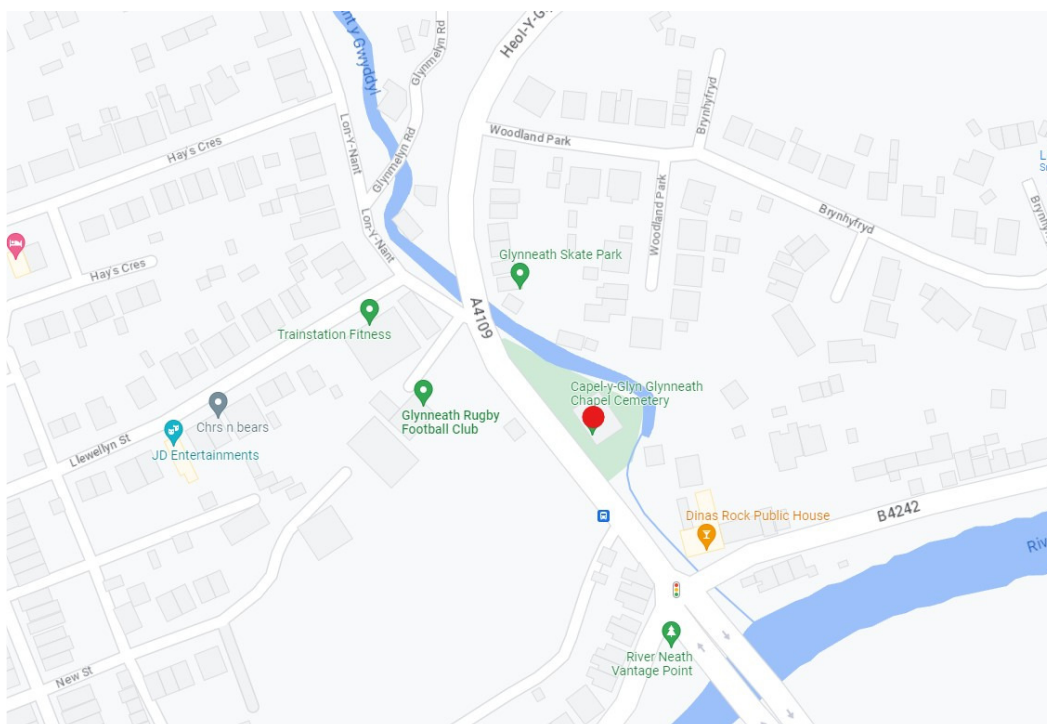
## 2. Site Location

The property is located off Heol-y-Glyn road (A4109), towards the East side of the town of Glynneath, with road access just off the A465. As illustrated by the red dot in the image below:



Glynneath is a small town, community and electoral ward lying on the river Neath in the county and borough of Neath Port Talbot, Wales. Industrialisation occurred in the area circa 1793 due to the coal mining industry and the introduction of the Neath Canal in 1775.

The application site is located between a residential site to the North and a local football rugby club to the west. The building is set back in its grounds from the existing road (A4109) and is somewhat isolated within its own plot separated by the river Nant Y Gwynyddyl to the north / east and existing road (A4109) to the west.



The application property/site is set back slightly off Heol Y Glyn Road and has no current parking provisions. The existing public pedestrian access is to the South corner of the site (as indicated in the red dot on the image below). Pedestrian footpath runs adjacent to the boundary of the site with additional footpath to the opposite side of Heol Y Glyn also.



The site is near the local facilities as it lies just off the main high street of the town centre. The local amenity facilities are located to the Southwest of the site, the majority of which are located on the High Street and mainly consist of small retail and commercial uses, namely public houses, cafes, pharmacy, hair dressers etc. The estimated walking time to these facilities is under 5 minutes.

### 3. Description of works

Although it's not a listed building or located in a conservation area. The existing building is considered to be a building of local importance due to it's age and location within the village of Glynneath. As such the applicant is sensitive to keeping as much as the historical significance as possible, whilst providing a new and continued usage for the building for many years to come.

The application seeks to re-develop a currently vacant property and bring its use more in line with the current surrounding community needs. Conversion from its current commercial use into a five-bedroom dwelling with new private garden space, retained public cemetery, new parking, and access for three cars.

The design maintains the original aesthetics of the building, whilst enhancing some of the existing features.

The proposal is to maintain the existing main hall of the building and provide an additional floor creating a new two storey dwelling.

In addition, a widened entrance area will provide vehicular access and landscaped parking area. The existing pedestrian public access will be relocated to suit. A private garden area will be created to the west side of the existing building and will be segregated from other areas of the site by means of hedgerows and fencing as required.

Access to the cemetery will remain public and a new vehicular access and landscaped area will be provided for three cars to the southwest of the site.

The building itself will have minimal changes. However, they will be sympathetic to the design and context to the existing building. New windows / doors will be provided in a similar/enhanced performance style. The later addition of render to the west elevation will be removed allowing the existing stone and brick feature to be enhanced. The annex building to the rear will also have the render removed. It is uncertain as to what material remains below, however if it is stone as hoped, this will be retained and enhanced. If not, a new smooth through colour render will be provided as an enhancement feature.

New glazed frontage will allow more natural light into this lower single storey building annex. Internally, new layouts will be provided to suit the new usage. Whilst some existing features such as columns, pulpit and balustrades will be re-used as features within the new dwelling. Wherever possible the new owner would like to re-use as much of the existing materials as possible i.e., timber from the pews for the kitchen cabinetry.

The extracted drawings below provide an overview of the proposals outlined above.

## **5. Summary**

As outlined and illustrated in the supporting documentation and application forms, the proposed development is in keeping with the characteristics of the existing surrounding residential development. As such, we consider the development/change of use to be in accordance with the current planning policies of the local area.

The design is sympathetic to the nature of the existing building and minimal changes are proposed that would impact on the existing characteristics. Thus, any changes will not be out of place and maintain its original design integrity.

The regeneration of this building and its surroundings will allow this property to be kept in use and maintained for generations to come.